

1 BILL NO. R-82-07-19

2 RESOLUTION NO. R- 40-82

3 A RESOLUTION of the Common Council
4 of the City of Fort Wayne, Indiana
5 setting forth the policy of the
City of Fort Wayne, Indiana in
regard to the annexation of the
Magnavox Way Annexation Area.

7 WHEREAS, the annexation of territory to the City is
8 a legislative function; and

9 WHEREAS, the Common Council is called upon in the
10 preparation of the City budget to provide for the furnishing
11 of municipal services to the entire City, including newly
12 annexed areas; and

13 WHEREAS, the Common Council has before it an Ordinance
14 for the annexation of the Magnavox Way Annexation Area, more
15 specifically described to-wit:

16 Parts of Sections 6 and 7, Township 30 North,
17 Range 12 East, and part of the Northeast Quarter
of Section 12, Township 30 North, Range 11
18 East, all in Allen County, Indiana.

19 Commencing at a point 40 feet east of the center
20 of Section 7, Township 30 North, Range 12 East,
also being on the east right-of-way line of
21 Getz Road; thence north on said east line a
distance of 212.75 feet; thence east on a line
parallel to the east-west centerline of Section 7,
22 Township 30 North, Range 12 East, a distance of
227.6 feet; thence north by an interior angle
23 of 88 degrees 17 minutes a distance of 162.75
feet to the south line of Lot #17 in Pavey's
24 Subdivision to the City of Fort Wayne; thence
east along the south line of said Lot #17
25 to the southeast corner of said Lot; thence
north on the east line of said Lot #17 to the
northeast corner of said Lot; thence west on
26 the north line of Lot #17 to the east right-
of-way line of Getz Road; thence north on said
27 east line to the south line of Lot #14 in said
Pavey's Subdivision; thence east along said
28 south line to the southeast corner of said
Lot #14; thence north along the east line of
said Lot #14 to the northeast corner of said
29 Lot; thence east on a line parallel to the
east-west centerline of said Section 7 a distance
30 of 330 feet; thence north by an interior angle
31 of 91 degrees 96 minutes a distance of 40.5
feet; thence east by an interior angle of 88
32 degrees 44 minutes a distance of 757.2 feet to

3 the west line of Westmoor Extended Addition
4 to the City of Fort Wayne, Indiana; thence north
5 on said west line to the northwest corner of
6 Lot #100 of said addition; thence east 80 feet
7 to the northeast corner of said Lot #100; thence
8 south and parallel to the east line of Section 7
9 a distance of 32 feet; thence east along a
10 line parallel to the east-west centerline of
11 said Section 7 to the east line of said Section
12 7; thence north along the east line of Section 7
13 and Section 6 to the north right-of-way line
14 of Illinois Road; thence west along the north
15 right-of-way line of Illinois Poad to a right-of-
16 way marker located 1306.65 feet west of the
17 east line of the Southwest Quarter of Section 6,
18 Township 30 North, Range 12 East, located at
19 Station 61 + 52.35 on line S-14-A State
20 Highway "I" Project No. 69-4 (13) 105; thence
21 south to the south right-of-way line of Illinois
22 Road, said point also being the east right-
23 of-way line of I-69; thence following the east
24 right-of-way line of I-69 to the south line of
25 the Northeast Quarter of Section 12, Township
26 30 North, Range 11 East, thence east on said
27 south line and the south line of the Northwest
28 Quarter of Section 7, Township 30 North, Range 12
29 East, to the west line of Covington Acres
30 Amended Addition; thence north along said west
31 line to the northwest corner of Lot #8 in said
32 addition; thence east along the north line of
33 said Lot #8 to the west right-of-way line of
34 Getz Road; thence south along said west line
35 a distance of 280 feet to the south line of
36 the Northwest Quarter of Section 7, Township
37 30 North, Range 12 East; thence east along said
38 line a distance of 80 feet to the point of
39 beginning; said area containing 243.37 acres,
40 more or less.

41 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
42 OF THE CITY OF FORT WAYNE, INDIANA:

43 SECTION 1. That in the case of the Magnavox Way
44 annexation it is the policy of the City of Fort Wayne to follow
45 the provisions of Section 1.1 of Chapter 2 of the Code of the City
46 of Fort Wayne of 1974 with regard to the provisions of non-capital
47 and capital services to the annexation area.

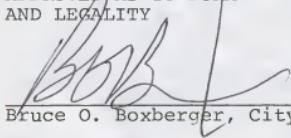
48 SECTION 2. That it is the policy of the City of Fort
49 Wayne to follow the annexation fiscal plan for said described
50 territory as prepared by the Department of Community Development
51 and Planning which is attached hereto and incorporated herein.

1 Page Three
2

3 SECTION 3. That said plan sets forth cost estimates
4 of the services to be provided, the methods of financing these
5 services, the plan for the organization and extension of these
6 services, delineates the non-capital improvement services to
7 be provided within one (1) year of annexation, the capital
8 improvement services to be provided within three (3) years of
9 annexation, and the plan for hiring employees of other govern-
10 mental entities whose jobs will be eliminated by this annexation.

11 SECTION 4. Said plan is hereby approved and adopted
12 by the Common Council of the City of Fort Wayne, Indiana and
13 shall be in full force upon the effective date of the Magnavox
14 Way Annexation Ordinance.

15
16 APPROVED AS TO FORM
17 AND LEGALITY
18

19 
20 Bruce O. Boxberger, City Attorney
21

Janet M Bradbury

Councilmember

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Read the first time in full and on motion by Eisbark,
seconded by Hair, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock M., E.S.T.

DATE: 7-13-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Bradbury,
seconded by Hair, and duly adopted, placed on its
passage. PASSED (PASSED) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	—	—	<u>1</u>	—
<u>BRADBURY</u>	<u>X</u>	—	—	—	—
<u>BURNS</u>	<u>X</u>	—	—	—	—
<u>EISBART</u>	<u>X</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>X</u>	—	—	—	—
<u>NUCKOLS</u>	—	—	—	<u>X</u>	—
<u>SCHMIDT</u>	<u>X</u>	—	—	—	—
<u>SCHOMBURG</u>	<u>X</u>	—	—	—	—
<u>STIER</u>	<u>X</u>	—	—	—	—
<u>TALARICO</u>	<u>X</u>	—	—	—	—

DATE: 7-27-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. P-40-82
on the 27th day of July, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of July, 1982, at the hour of
11:30 o'clock P.M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 28th day of July
1982, at the hour of 4 o'clock P.M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR. - MAYOR

BILL NO. R-82-07-19

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON Annexation TO WHOM WAS REFERRED AN
ORDINANCE A RESOLUTION of the Common Council of the City of Fort
Wayne, Indiana setting forth the policy of the City of Fort Wayne,
in regard to the annexation of the Magnavox Way Annexation Area

[Six blank lines for signatures]

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE No PASS.

JANET G. BRADBURY - CHAIRMAN

Janet G. Bradbury
L. S.

DONALD J. SCHMIDT - VICE CHAIRMAN

D. J. Schmidt

BEN A. EISBART

Ben Eisbart

MARK E. GIAQUINTA

Mark E. Giacinta

PAUL M. BURNS

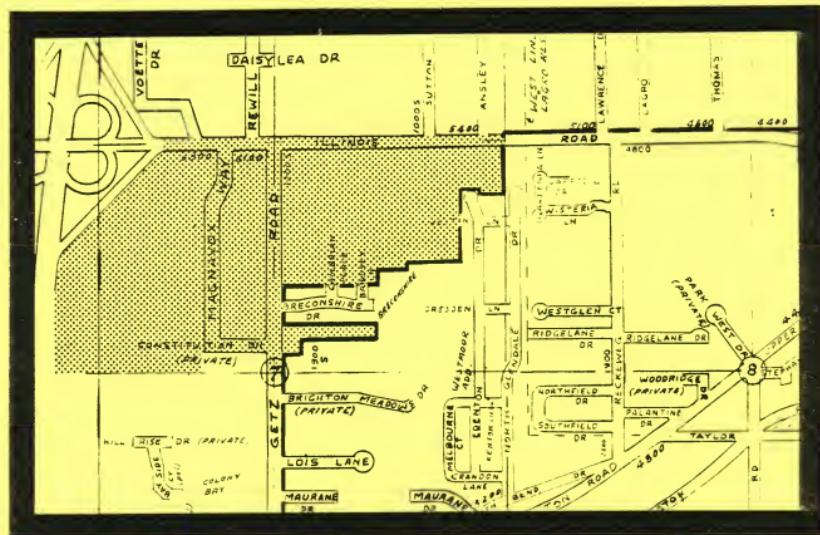
Paul M. Burns

7-27-82

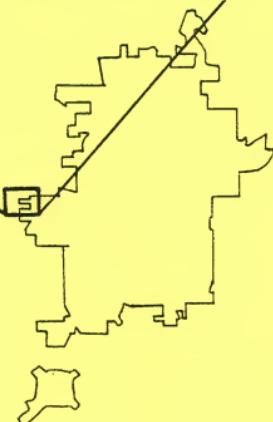
CONCURRED IN.

DATE CHARLES W. WESTERMAN, CITY CLERK

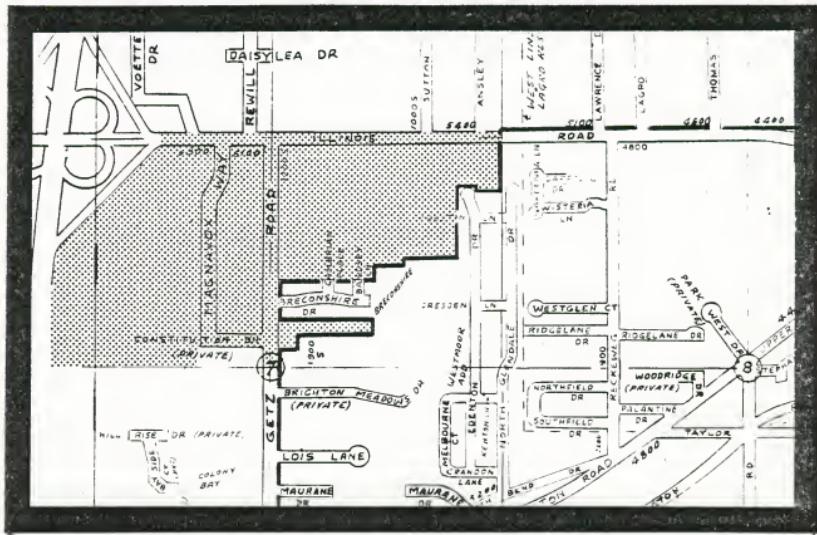
MAGNAVOX WAY ANNEXATION FISCAL PLAN



DEPARTMENT OF
COMMUNITY DEVELOPMENT
AND PLANNING



MAGNAVOX WAY ANNEXATION FISCAL PLAN



DEPARTMENT OF
COMMUNITY DEVELOPMENT
AND PLANNING

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SECTION ONE - BASIC DATA

A. LOCATION

The area proposed for annexation is located west of the City of Fort Wayne and is bounded on the north by Illinois Road, on the east by the City, on the west by I-69, and on the south by Constitution Drive and the Colony Bay apartment complex. The annexation area is depicted in greater detail on the cover of this report.

B. SIZE

The Magnavox Way Annexation Area encompasses 243.37 acres.

C. POPULATION

Advanced report figures from the 1980 Census of Population and Housing show that there are 2.44 persons per dwelling unit in the part of Wayne Township that is outside of Fort Wayne. Multiplying this figure by the 48 dwelling units that are in the annexation area, we estimate that there are 117 people residing in the annexation area.

D. BUILDINGS

		Condition
Single Family Units	48	Fair-Good
Commercial Units	15	Good

E. LAND USE

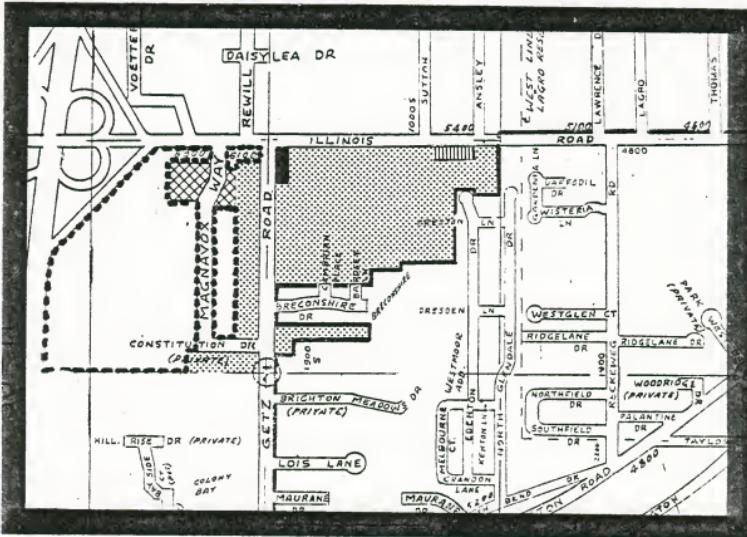
		Acres
Residential	25%	60.8
Commercial	28%	68.1
Agricultural/Vacant	39%	94.9
Streets	8%	19.5

F. ZONING

The Magnavox Way area has five different zoning classifications (see Figure 1). Upon annexation, the land will be under the jurisdiction of the City Plan Commission and will be classified as follows:

<u>County Zoning</u>		<u>City Zoning</u>	
RS1	Suburban Residential	R1	Single Family Residence
C1	Limited Commercial	B1B	Limited Business (B)
C1(P)	Limited Commercial	B1B	Limited Business (B)
C5	Commercial Interchange	IA	Interchange Access
C6	Drive-In Facility	B4	Roadside Business

Figure 1



ZONING

RS1 Suburban Residential

C1 Limited Commercial

C1(P) Limited Commercial

C5 Commercial Interchange

C6 Drive-In Facility

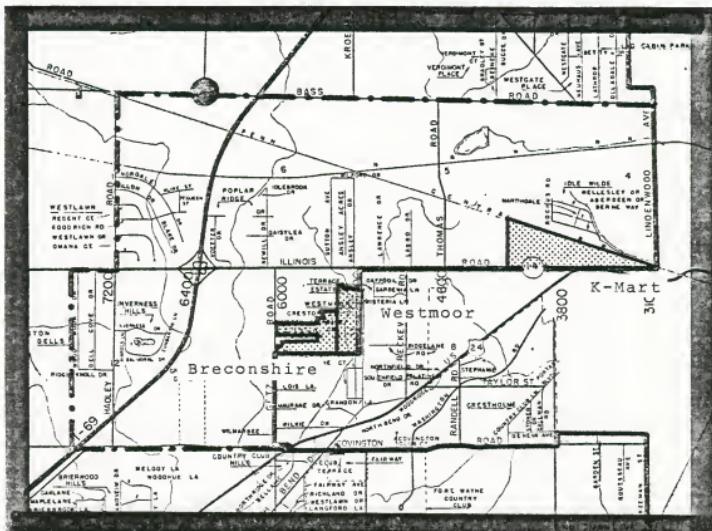


SECTION TWO - THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of Magnavox Way is part of a larger, comprehensive annexation program that was promulgated in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City Limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Magnavox Way area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation. Of course, with the growth that has taken place in the area since then, the case for annexation is even stronger in 1982.

Also identified in the recommended annexation area, (described in the report as WAY-1) are the areas known as K-Mart West (since annexed), Breconshire (since annexed), and Westmoor Extended (since annexed). Figure 2 shows the WAY-1 annexation area and the annexations which have occurred since the report was prepared.

Figure 2



ANNEXATIONS IN WAY-1

SECTION THREE - STATE LAW REQUIREMENTS

A. Introduction

When annexing an area, the municipality must be sure that the proposed annexation is in accordance with state statutes. The existing state law (IC 36-4-3-13) stipulates that an annexation is valid if the proposed annexation area is at least one-eighth contiguous to the municipality and if any one of three conditions exist: (1) if the population density is at least three persons per acre; (2) if sixty percent of the annexation area is subdivided; or if (3) the area is zoned for commercial, business, or industrial uses. In addition, a city may annex an area if it is at least twenty-five percent percent contiguous and if the area is needed and can be used by the municipality for its development in the reasonably near future. In both instances, the municipality must prepare a fiscal plan. Among other things, the fiscal plan should provide cost estimates of the services to be furnished to the annexed territory, together with the methods for financing such services.

The Magnavox Way annexation meets not just one, but both of the tests that have been established to determine the validity of annexations. The remainder of this section will be devoted to explaining how the Magnavox Way annexation meets these two annexation tests.

B. Contiguity

Figure 3 illustrates the length of the external boundaries of the annexation area. As can be seen, forty-one percent of the annexation area's boundaries are contiguous to the City. Therefore, this annexation easily meets the contiguity requirements mandated by state statute.

C. Commercial Zoning

As mentioned in the introduction, if the annexation is at least one-eighth contiguous (12.5 percent), it can be annexed if only one of three conditions are met. The Magnavox Way annexation, in having land that is zoned for commercial use (see Figure 1), meets this requirement.

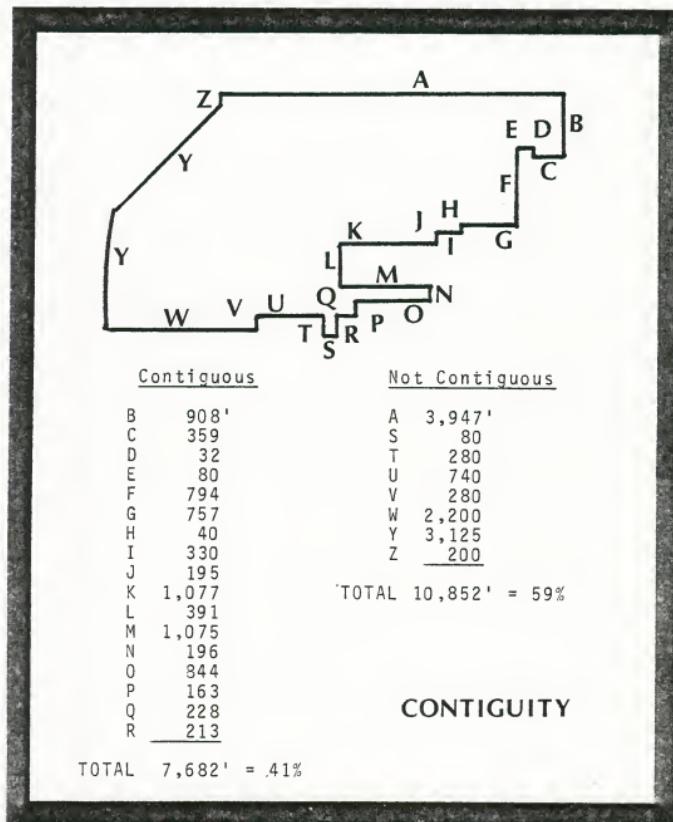
D. "Needed and can be used...."

If an area is at least twenty-five percent contiguous to the municipality, it can be annexed if it "is needed and can be used by the municipality for its development in the reasonably near future" (IC 36-4-3-13). The Magnavox Way area is needed for the development of Fort Wayne for the following reasons: (1) More Efficient Service Provision; (2) Physical Development; (3) Economic Development; and (4) Planning Control.

(1) More Efficient Service Provision

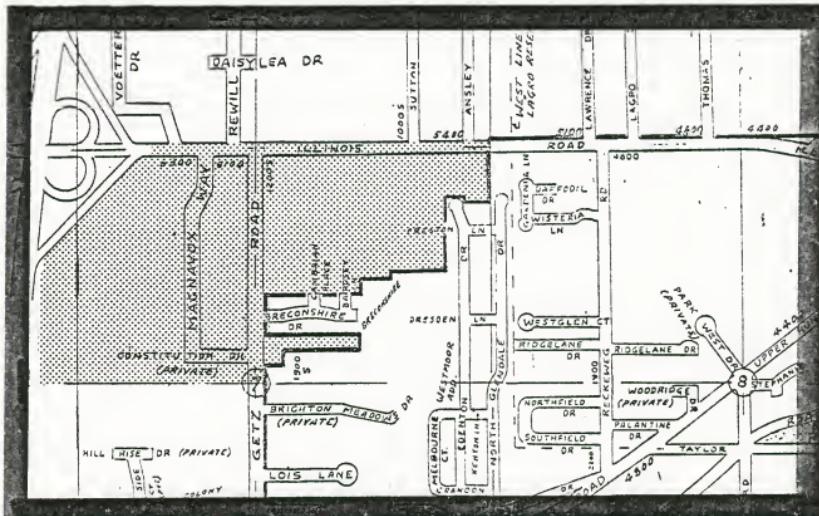
The Magnavox Way area is needed so that the City can provide services more efficiently. The annexation of this area will improve the delivery of services in two ways: first, it will greatly reduce problems associated with irregular boundaries and, second, it will enable the City to take advantage of economies of scale.

Figure 3



Regarding the first point, service providers who are confronted with irregular and confusing boundaries react in one of two ways: they provide services, or they don't provide services. As a result, many areas which are on the border between the city and the county, and which have irregular boundaries, may be receiving too few or too many services. This problem is particularly relevant for the Magnavox Way area. As Figure 4 shows, the only way for City agencies to provide services to the Breconshire Subdivision is to drive through the county on Getz Road. Consequently, City service providers must leave the City, drive through county areas, and re-enter the City through the Breconshire Subdivision to service this area. Not surprisingly, complaints have been received from residents in this area that the City has "forgotten" them. However, when City agencies do provide services to this area, they also provide services to county residents. For example, as police cars travel through the county to get to the Breconshire addition, they provide a stabilizing influence to the area and help deter crime. Needless to say, this kind of overlapping of services is inefficient and wasteful. The annexation of Magnavox Way will greatly reduce service delivery problems caused by an absence or an overlapping of services.

Figure 4



IRREGULAR BOUNDARIES

The second point, economies of scale, works something like this: If the City of Fort Wayne invests in a fire station, a pumper, and the minimal manpower necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of three miles in all directions and the jurisdiction of the station is limited to two miles, the station is being under-utilized. This is inefficient and increases the cost of fire protection for the entire area. In fact, this is the case in the Magnavox Way area. Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the Magnavox Way area with no increase in manpower and with minimal or no increases in expenditures. Therefore, the annexation of Magnavox Way will enable both departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

(2) Physical Development

The population of the Fort Wayne Standard Metropolitan Statistical Area is increasing, while the population of the City of Fort Wayne is decreasing. This apparent anomaly is explained by the fact that many people who leave the City are relocating in areas adjacent to it. In doing so, they continue to rely on the City to meet their economic, social, recreational, and cultural needs. The primary difference is that they are no longer counted as City residents for census purposes and they no longer pay City property taxes. This latter impact will be examined in the next section.

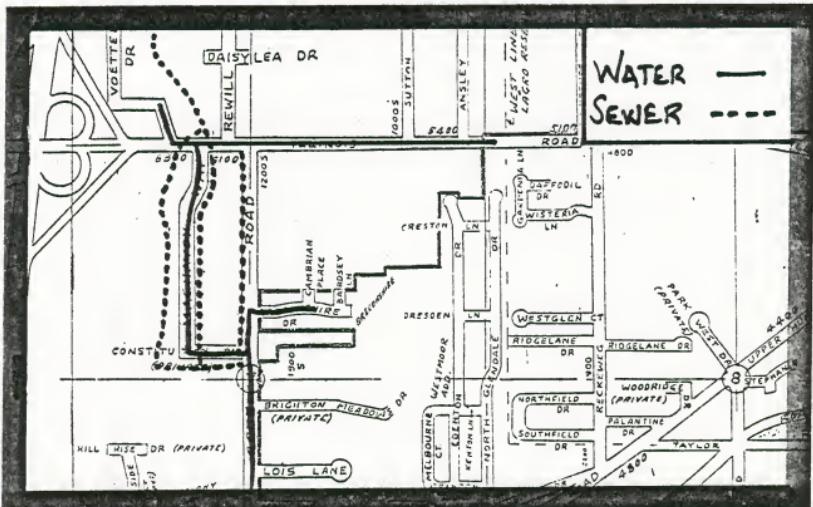
Because of these trends, areas adjacent to the City have experienced considerable development, and the Magnavox Way area is no exception. Since 1975, development permits have been granted for the construction of seven new commercial/office buildings in the Magnavox Way Annexation Area. In addition, since 1979, two parcels of land have been rezoned in this area. These facts, coupled with ample amounts of vacant or undeveloped land (nearly 39% of the annexation area), shows that there is considerable pressure for development in the area and that this development will continue.

Such adjacent growth has been promoted by both the City and the Allen County Plan Commissions. A position taken in the Allen County Comprehensive Plan is that adjacent growth promotes the full utilization of vacant land contiguous to the City of Fort Wayne and discourages scattered land development. Growth in this fashion minimizes the costs of utility and facility costs and generally promotes the efficient delivery and use of all urban services.¹ The Fort Wayne City Plan Commission's policy, articulated in the 1975-76 Annexation Policy and Program Study, is that all "urban" land contiguous to the City Limits should

become part of the City. In addition, all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth should become part of the City.²

Physically, the Magnavox Way area is united with the City of Fort Wayne. The Fort Wayne Water Department and the Fort Wayne Department of Water Pollution Control have extended services into the area (see Figure 5), and both agencies have the capability to increase their services in this area as they are desired. In addition, the Magnavox Way area is part of the Urban Service Area that has been identified in the Fort Wayne Comprehensive Plan. Finally, the Magnavox Way area is needed by the City of Fort Wayne because it will provide a vital link with other urbanized areas on the West Central side of Fort Wayne. For example, immediately to the south of the Magnavox Way area is a large apartment complex (Colony Bay) and an important commercial center which serves the needs of many City residents (Covington Plaza). The annexation of Magnavox Way will strengthen the City's attempts to incorporate these, and other, urban areas linked to Fort Wayne.

Figure 5



WATER AND SEWER LINES

(3) Economic Development

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at specific minimum levels in the face of declining revenues and population losses. The gravity of this problem can easily be seen when looking at socioeconomic trends in Fort Wayne-Allen County (see Table 1). Fort Wayne's percentage of the total Allen County population has been steadily decreasing. In 1960, the City had 70 percent of Allen County's population; by 1980, that percentage was down to 58 percent. These figures would have been even lower if a number of annexations had not taken place. For example, subtracting the 30,000 people who have been annexed over the past two decades, the 1980 population of Fort Wayne would be 142,196 (a decrease of 19,580 since 1960), while the population for the rest of Allen County would be 152,139 (an increase of 81,719 since 1960).

Accompanying these population shifts have been changes in the composition of the population. For example, the City of Fort Wayne, with 58 percent of Allen County's population in 1980,

Table 1

FORT WAYNE		ALLEN COUNTY		TOTAL
POPULATION				
1960	161,776	70.0%	70,420	30.0% 232,196
1970	177,671	63.4%	102,784	36.6% 280,455
1980	172,196	58.5%	122,139	41.5% 294,335
BLACK POPULATION				
1960	11,645	99.5%	57	.5%
1970	18,921	98.0%	377	2.0%
1980	25,063	94.9%	1333	5.1%
ELDERLY POPULATION (65+)				
1960	15,245	78.3%	4,230	21.7%
1970	18,240	76.4%	5,634	23.6%
Not Presently Available				
MEDIAN FAMILY INCOME				
1960	\$ 6,492		\$ 6,732	
1970	\$10,401		\$12,627	
Not Presently Available				

SOCIOECONOMIC CHARACTERISTICS

had 95 percent of the county's Black population. Also, in 1970, the City had 63 percent of the total population in Allen County, yet they also had 76 percent of the county's elderly population (65 and older). Given these changes, it is not surprising that the income gap between city and county residents has increased.

The impacts of these demographic changes in Fort Wayne-Allen County have been inequitable. As the income gap between the city and county has increased, the people who have remained in the City, perhaps needing more services because of lesser incomes, are required to pay more taxes because of the flight of population and money to the suburbs. Of course, they are less able to accommodate the tax increases than the average Allen County resident. To make matters worse, there is some evidence that city residents are subsidizing their richer counterparts who reside outside of the City. For instance, an examination of the accident reports prepared by the Fort Wayne Police Department (FWPD) for the week of October 4-10, 1981 shows that they responded to 135 accidents in the City. Of the 129 reports in which the address of the person (or persons) involved in the accident could be determined, it was discovered that 44 police runs were made to assist county residents. Thus, thirty-four (34) percent of the accident runs made by the Police Department in this week were made to assist county residents. The entire budget of the FWPD is paid by city residents. County residents contribute nothing.

(4) Planning Control

The Magnavox Way area is also needed by the City of Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards that are more attuned to urban areas adjacent to the City. On the other hand, the county, which has large amounts of agricultural land, has standards that are more attuned to a rural life style.

For example, all residential zones in the county -- RS1, RS2, and RS3 -- allow all uses which are permitted in the Agricultural District (A1). However, the City Zoning Ordinance restricts agricultural uses from its comparable districts (R-1, R-2 and R-3). Also, for some development specifications, such as sidewalks and street lights, the City has more stringent development standards.

It makes sense, of course, to have distinct standards for the urban and rural uses. What does not make sense is to allow areas that are within the sphere of influence of Fort Wayne, and which are, or will be, urban in nature, to be subjected to standards which are not suitable for urban development and which will only cause problems in the long run.

E. Conclusion

The Magnavox Way Annexation Area should be annexed into the City of Fort Wayne because it meets not only one, but two annexation tests that have been established by the State Legislature: (1) The annexation area

is forty-one percent contiguous to the municipality and is zoned for commercial uses, and (2) the Magnavox Way area is forty-one percent contiguous to the City and is needed and can be used by Fort Wayne for its growth and development in the reasonably near future. Indeed, if the city of Fort Wayne, which is responsible for most of the development in the Magnavox Way area because of the proximity of its large labor and consumer markets, is to cope with many of the problems besetting most urban areas, it must be able to recoup some of the benefits accruing to the companies in the annexation area. The City of Fort Wayne needs the Magnavox Way area so that it can develop into a more responsive city fiscally, economically, socially, and culturally.

Footnotes

¹ The Comprehensive Plan of Allen County, Indiana, the Allen County Plan Commission, Volume Six, p 36.

² Annexation - Policy and Program Study, The Department of Community Development and Planning, August 1975, p 93.

SECTION FOUR - MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Magnavox Way Annexation Area. The plan also describes how and when the City plans to extend the services of non-capital and capital improvement natures. As will be seen, the explanations of the above provisions satisfy the requirements of Indiana State Law.

The municipal services described in this section are analyzed according to the needs of the Magnavox Way Annexation Area, along with the costs of providing these services and the funding sources. As required by state law, Magnavox Way will be treated equally with other City areas and will receive urban services in the same manner as other areas within the City. However, because the City does not employ different services standards for different areas of the City, the annexation area is compared with the services standards as they exist for the entire City. The City of Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance within one year after the effective date of annexation. Street lighting and street construction will be provided in accordance with the standard processes of the City, which include petitioning and financial participation by property owners. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant state law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

A. Police

The services provided by the Fort Wayne Police Department includes the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, the resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work, such as participation in court proceedings and protection of constitutional guarantees. It is also responsible for the control of traffic and the promotion and preservation of civil order.

District 5 will be expanded to cover the Magnavox Way Annexation Area (see Figure 6). The Police Department keeps tabulation on the percentage of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation. A maximum number of 11 patrols is forecast for the annexation area within a 24-hour period. The A and C shifts will make a maximum of four patrols while the B shift will make a maximum of three patrols. Even though there will be daily variations, the Chief of Police will routinely monitor the situation and will make the necessary adjustments in patrol districts, patterns, and manpower so that response time to high priority calls will be approximately three minutes -- which is standard for the City.

POLICE AND FIRE SERVICE

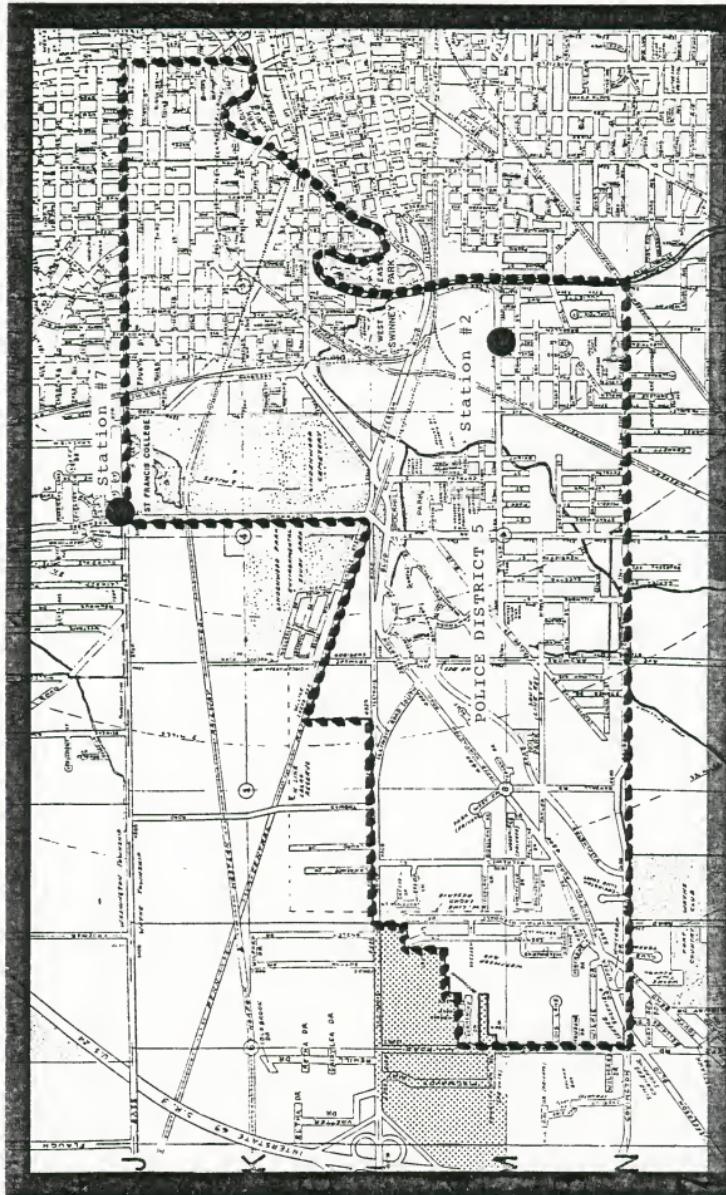


Figure 6

The costs to provide police protection to Magnavox Way will be \$12,318.75 a year. This cost is based on a maximum of eleven patrols in a 24-hour period. To arrive at the total cost for police services, the number of street miles in the annexation are calculated and multiplied by the travel cost per mile. Funding for police manpower and equipment to be used for the annexation area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund. Money allocated to the General Fund can be used for this budget and these services.

ESTIMATED ANNUAL COST: \$12,318.75

B. Fire Department

The Fort Wayne Fire Department will be responsible for providing services to the Magnavox Way Annexation Area within one year after the annexation date. The services provided include fire protection and suppression, emergency rescue, and fire prevention. The first responding fire company will be from Station 2 at 2023 Taylor Street and Station 7 and 1602 Lindenwood Avenue. If needed, backup response will come from Station 1 at 419 East Main Street.

This particular annexation will not require a new fire station nor will it require additional personnel and equipment. The only additional expense that is expected will be from operating costs for such items as postage, printing, photography, and gasoline. However, the operating costs will be minimal considering that the Magnavox Way Annexation Area will be only a fraction of the total area serviced by the City. Funding for the operating costs will come from the Fire Department budget through the General Fund.

ESTIMATED ANNUAL COST: \$230.00

C. Emergency Medical Service (EMS)

At the present time, the Emergency Medical Service provides Basic Life Support service only to City residents. Therefore, residents in the Magnavox Way Annexation Area will receive this service within one year after the annexation date. EMS is presently providing Advance Life Support (ALS) service to the entire county. Consequently, annexation will not affect the delivery of Advanced Life Support service and the residents of Magnavox Way will continue to receive ALS service after annexation.

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from Magnavox Way, the ambulance closest to the area would be dispatched to the subdivision. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 7 and Station 2. Secondary assistance from the Fire Department will come from

Station 1. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Service is based on charging residents who use the service. The charge is \$65 for non-emergency runs and \$120 for emergency runs. This method of financing permits EMS service to be extended to Magnavox Way with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. Solid Waste Disposal

The City of Fort Wayne will provide garbage collection to the Magnavox Way area within one year after the annexation date. The City currently contracts with National Serv-All and SCA Services of Indiana to provide this service. The proposed annexation area will be served by National Serv-All. According to the contract, the City is charged \$30.12 per household per year by National Serv-All for single family and duplex housing. In multiple family developments, the costs for solid waste collection are \$27.36 for every unit. Since the Magnavox Way annexation contains 48 single family units, garbage disposal for the area will cost the City \$1,445.76 a year. The collection service will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

ESTIMATED ANNUAL COST: \$1,445.76

E. Traffic Control

The City's Traffic Engineering Department will assume responsibility for traffic control in the Magnavox Way area within one year after the annexation date. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department can also recommend the solutions to traffic control problems. Finally, the department provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The Traffic Engineering Department will not require additional personnel to perform its services in the Magnavox Way Annexation Area, but more traffic signs and posts will be needed. The Traffic Engineering Department will also be responsible for an annual paint program to line some of the streets in the annexation area. The costs for these items are listed in Table 2.

The annexation of Magnavox Way will create two types of expenditures for the Department of Traffic Engineering. First, there will be capital costs for such items as stop signs. Capital costs are a one time expense to upgrade the area's traffic control system so that it is compatible with the traffic control system of Fort Wayne. The total capital costs expected for this annexation is \$126.25. The second expenditure to be incurred by the

Traffic Department is the annual cost to maintain the traffic control system. This cost is estimated to be \$1,139.00. Funding sources for these services will be from real estate taxes, Motor Vehicle Highway (MHV) funds, and Revenue Sharing funds.

CAPITAL COST: \$ 126.25
ESTIMATED ANNUAL COST: \$1,139.00

Table 2

ITEM	NUMBER	COST	COMBINED COST
Signs: No Trucks	1	\$28.35	\$ 28.35
Street Name	1	\$66.60	\$ 66.60
Misc.: Posts - 12'			
3 lb.	2	\$15.65	\$ 31.30
Paint Program		6.7¢ ft.	<u>\$1,139.00</u>
TOTAL COST			\$1,265.25

TRAFFIC ENGINEERING COSTS

F. Streets and Roads

The incorporation of Magnavox Way will add 1.69 miles of residential roads to the City's street system. The streets within the annexation area are listed below, followed by their classification and their condition.

ROAD CLASSIFICATION

STREET	CLASSIFICATION	CONDITION
Illinois Road	Arterial	Good-Poor
Getz Road	Arterial	Good
Magnavox Way	Collector	Good
Constitution Drive	Collector	Good

Table 3

The Fort Wayne Street Department will be responsible for the general maintenance of the streets listed in Table 3 within one year after the annexation date. The Street Department will provide snow and ice removal, leaf pick-up, surface maintenance, and will also mow along the roadsides. The Street Department will also provide engineering services and construction supervision of all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the city. The average cost of general street maintenance is \$2,500 per mile of street per year, so the Magnavox Way annexation will cost the City approximately \$4,225 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from Motor Vehicle Highway (MVH), Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

Besides the maintenance services just discussed, the Street Department will improve streets upon receipt of a petition from the property owners. Arterial and often collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve residential streets is split between the property owners petitioning for the improvements and the City. The property owners share is 75%, while the City pay 25% of the cost. The City's share will come from Motor Vehicle Highway funds. All petitions from Magnavox Way will be treated equally with other petitions in the City and honored according to the same criteria such as filing date and the amount of money available in any particular year. If annexed, the residents will be able to use Barrett Bonding as a capital source to finance their share of the street project.

ESTIMATED ANNUAL COST: \$4,225.00

G. Parks

Residents of Magnavox Way presently have access to City park facilities, such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. After annexation, they will continue to have access to these facilities and, through the property tax, will contribute to their maintenance.

ESTIMATED ANNUAL COST: \$0

H. Water

The Fort Wayne Water Utility is presently serving 10 residential and 16 commercial units in the annexation area. If requested, the utility has the capacity and the capability to provide sufficient volumes of water to the remaining portions of the annexation area. The extension of water services to individual developments will be considered once the property owners in the area petition for such service. This procedure is the same as that being used by areas within the City. The property owners in the

area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period.

ESTIMATED ANNUAL COST: \$0

I. Fire Hydrants

The City of Fort Wayne pays the Water Utility \$151.20 annually for each fire hydrant located within the City. Since the proposed annexation area contains 14 hydrants, the City will pay the utility \$2,116.80 a year after the area is annexed into the City.

ESTIMATED ANNUAL COST: \$2,116.80

J. Sanitary Sewers

The Fort Wayne Department of Water Pollution Control presently provides sanitary sewers to some residents and businesses in the annexation area. If additional sewer service is desired by other residents, the Water Pollution Control Department has the capability to provide this service. However, the residents will first have to petition for such service. Residents will also have to pay for the installation of the sewers. Upon annexation, residents will be able to take advantage of the Barrett Bonding process. Barrett Bonding permits residents to make long-term, low interest payments for their sewers.

ESTIMATED ANNUAL COST: \$0

K. Administrative Services

All administrative functions of the City will be available to the Magnavox Way Annexation Area within one year after the annexation date. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, etc. General administration includes all the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size or population of an area. Consequently, this plan does not include cost estimates. However, the budgets of these departments are developed with consideration of annexation. Therefore, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the Federal Governments.

ESTIMATED ANNUAL COST: \$0

L. Storm Sewers

The Fort Wayne Department of Water Pollution Control is presently responsible for approximately 1,200 feet of storm sewer lines in the annexation area. Upon annexation, the Department will not consider capital improvements for storm sewers unless petitioned by the residents of the area. The City does not have storm sewer relief funds available for this type of project. It is the City's policy that the financing of storm sewers be the responsibility of property owners. Residents can pay through Barrett Law Assessments which allows payment over a ten year period at an interest rate lower than that available on the open market.

When the board of Works receives a petition from the affected property owners, it will direct the department of Water Pollution Control to make an investigation of storm drainage conditions. Upon completion of the study, a contract for storm drainage construction may be let by the Board of Works.

ESTIMATED ANNUAL COSTS: \$0

M. Street Lighting

Within a year after annexation, the Street Lighting Department will assume responsibility for operating and maintenance costs for the street lights that already exist in the annexation area. These costs will be \$192.00.

If additional street lighting is desired, a valid petition must be filed. Once the petition has been received by the City, it will be placed on a waiting list. When street lights have been constructed for all requests that were received prior to the Magnavox Way petition, construction will begin as soon as funds are available. The City will pay for the construction costs. However, if residents desire ornamental street lighting (which also includes underground wiring), they will be responsible for paying the difference between regular street lights and ornamental street lights.

ESTIMATED ANNUAL COST: \$192.00

SECTION FIVE - FINANCIAL SUMMARY

The purpose of this section is to report the revenues and expenditures from the proposed Magnavox Way Annexation. This section will also provide a five-year summary of the expenditures compared with the revenues.

A. Revenues

Property taxes are the main source of revenue to be received from the Magnavox Way Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the Wayne Township Assessor. The formula for computing tax revenue is shown in Table 4.

Table 4

$$\frac{V-E}{100} (T) = TR$$

Where:

V = Assessed Valuation
E = Home Mortgage Exemption (\$1,000)
T = Tax Rate (.3.4132)
TR = Tax Revenue

TAX REVENUE FORMULA

The total assessed valuation of the proposed Magnavox Way Annexation is \$3,898,580. Deducted from this figure is \$48,000 in home mortgage exemptions (48 dwelling units x \$1,000 mortgage exemption = \$48,000). This deduction leaves a net balance of \$3,850,580 which is then computed with the City's 1981 tax rate of \$.3.4132 per \$100 in assessed valuation. The computation equals \$131,428. Table 5 lists the different funds that make up the Fort Wayne tax rate.

In addition to property taxes, the City receives revenues from Federal Revenue Sharing funds, the Community Development Block Grant, and the Local Road and Streets funds. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Magnavox Way annexation cannot be calculated. Still, these funds will increase with City population increases.

Table 5

FUND	TAX RATE
Corporation General	\$2.3610
Fire Pension	.1985
Police Pension	.2283
Redevelopment General	.0111
Redevelopment Bond	.0898
Park General	.3707
Sanitary Officer Pension	.0127
Public Transportation	.1001
Transportation	<u>.0410</u>
TOTAL	\$3.4132

TAXING DISTRICT RATE

B. Expenditures

Expenditures that were reported in the section on Municipal Services are summarized in Table 6. Capital costs are separated from operating costs, and they are considered as maximum expenditures. Since the needs of the Magnavox Way area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the installation of streets, curbs, and sidewalks must follow routine City procedures which often require petitioning. Utility costs are not reported here as they are paid for by the property owenrs, and only after they request the improvements.

C. Five Year Summary

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Magnavox Way Annexation Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years an 11.7% inflation factor for municipal expenditures, and a 5% increase factor for City revenues. The 11.7% inflation factor is the median percent change of selected price indexes (Services and Fuel Costs) as calculated by the 1980 Statistical Abstract of the United States. The revenue factor is derived from the percent increase of assessed valuation in Indiana. This increase is applied to the City's allowed levy ceiling.

Table 7 includes both capital and operating costs in the estimated first year expenditures. Capital costs are a one time expenditure to upgrade the proposed annexation area.

Table 6

DEPARTMENT	CAPITAL COSTS	OPERATING COSTS
Police	\$.00	\$12,318.75
Fire	\$.00	\$ 230.00
EMS	\$.00	\$.00
Solid Waste Disposal	\$.00	\$ 1,445.76
Traffic Control	\$126.25	\$ 1,139.00
Streets	\$.00	\$ 4,225.00
Street Lighting	\$.00	\$ 192.00
Parks	\$.00	\$.00
Water	\$.00	\$.00
Fire Hydrants	\$.00	\$ 2,116.80
Sanitary Sewer	\$.00	\$.00
Storm Sewer	\$.00	\$.00
Admin. Functions	\$.00	\$.00
TOTAL	\$126.25	\$21,667.31

EXPENDITURES IN THE ANNEXATION AREA

Property tax revenue from the annexation area will not be collected until 1984. Assuming the area is not annexed until December 31, 1982, assessment will not occur until March of the same year with revenues being collected in 1984. Since revenues are not collected for one year after the effective date of the annexation, the City will experience a loss of \$21,667 in 1983. However, beginning in 1984, the amount of revenue will exceed the projected cost estimates to service the area.

Table 7

	EXPENDITURES	PROPERTY TAX REVENUE	BALANCE
1983	\$21,793.56		-\$ 21,793.56
1984	\$24,202.38	\$137,999.40	+\$113,797.02
1985	\$27,034.05	\$144,899.37	+\$117,865.32
1986	\$30,197.03	\$152,144.34	+\$121,947.31
1987	\$33,730.08	\$159,751.56	+\$126,021.48
TOTAL	\$136,957.10	\$594,794.67	+\$457,837.57

REVENUES MINUS EXPENSES

Footnotes

- ¹Annual Percent Change in Selected Price Indexes: 1960 to 1970, The 1980 Statistical Abstract of the United States, U.S. Department of Commerce, Bureau of the Census, 101st Edition, Table 794, p. 478.



TITLE OF ORDINANCE Magnavox Way Annexation Resolution

Q-82-07-19

DEPARTMENT REQUESTING ORDINANCE Community Development & Planning

SYNOPSIS OF ORDINANCE Resolution confirms that the City has developed a definite policy for providing services to the Magnavox Way Annexation area. It also clearly links the City's general Annexation Resolution R-56-79 as amended to the Magnavox Way Annexation Ordinance.

EFFECT OF PASSAGE The City will be more secure in meeting State Annexation Law requirements.

EFFECT OF NON-PASSAGE The city is less secure in meeting the requirements of the State Annexation Law.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) To be explained by the Fiscal Plan to be prepared by CD&P.

ASSIGNED TO COMMITTEE (J.N.)